

FORM RP-04

SUBMISSION NUMBER 1152

### Contact Information

#### Tenant Information:

Name(s): Michelle Santorio and Heidi OhrtmanUnit Address: 467 Santa Clara Ave -

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

#### Person with ownership interest who will attend the RRAC meeting\*:

Name(s): Greta JenkinsUnit Address: 112 South 2<sup>nd</sup> St., Rio Vista, CA 94571Phone: 707-374-5077 Email: gjenkins@gretalaw.com

\*If the rental unit is owned by an entity, a person from that entity who has the lawful authority to bind the entity under penalty of perjury must appear at the hearing.

### Rent Increase Information

#### 1. What is the requested rent increase?

Current monthly rent:	\$ <u>1800<sup>00</sup></u> (Value A)	} Amount of rent increase:	
Monthly amount of rent with the requested increase:	\$ <u>2900<sup>00</sup></u> (Value B)		\$ <u>1100<sup>00</sup></u> (Value C) <u>60</u> %
			Value B - Value A      Value C + Value A

#### 2. Are there different rent increase rates for month-to-month vs. one-year lease options?

☒ No      ☐ Yes, Month-to-month      One-year lease  
 Rent increase offer: \$ \_\_\_\_\_      Rent increase offer: \$ \_\_\_\_\_

3. What date was the notice served on the tenant? 9 / 22 / 18  
 Month/ Day/ Year

4. What is the effective date of the rent increase? 11 / 23 / 18  
 Month/ Day/ Year

5. How was the rent increase notice served? In-Person ☒ Post & Mail \_\_\_\_\_  
 Other (please specify) \_\_\_\_\_

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SUBMISSION NUMBER 1152**Rent History**

6. Is the current tenancy under a lease (or other written rental agreement) or a month-to-month agreement?

☐ Lease ☒ Month-to-month

7. What is the start date of tenancy? 9 / 1 / 2010 Total years of residency 8  
Month/ Day/ Year

8. Rent Increase History

Rent Increase Effective Date	Rent Increased From (Value D)	Rent Increased To (Value E)	Increase Amount (Value F) Value E - Value D	Increase Percentage Value F + Value D
<u>8 / 1 / 2015</u>	\$ <u>12 00</u>	\$ <u>15 00</u>	\$ <u>300<sup>00</sup></u>	<u>25</u> %
<u>8 / 1 / 2017</u>	\$ <u>15 00</u>	\$ <u>18 00</u>	\$ <u>300<sup>00</sup></u>	<u>20</u> %
<u>  /  /  </u>	\$	\$	\$	%
<u>  /  /  </u>	\$	\$	\$	%

9. Have you ever filed a request for RRAC review of a rent increase above 5% for this property?

☒ No ☐ Yes

**Property Information**

10. Does the landlord participate in the Section 8 Housing Choice Voucher program for this unit?

11. In the past 12 months, has the building changed ownership?

☒ No ☐ Yes

12. Is the unit any one of the following: a) a single-family home (built anytime), b) a condominium (built anytime), or c) a unit in a multi-unit building that was built after February 1995?

☐ No ☒ Yes

13. Number of units in building 1 Stories 2

14. Unit Details:

- Number of bedrooms 2 Bathrooms 1
- Current number of occupants: Age 0-17    Age 18-61 2 Age 62+

15. Please check any housing services offered at the unit

- Gas    Water    Electricity    Garbage    Recycling    Pet rent
- Off street parking ☒ Garage parking ☒ Elevator    Building security
- Pool    Furnished    Other:

16. Are there any housing services that were included in the rent before the rent increase, but are now being charged separately from the rent amount?

☒ No ☐ Yes, (please specify)

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**Reason(s) for Rent Increase Request**

17. Please provide a written statement (as an attachment to this form) explaining the reason(s) you are requesting a rent increase above 5%. You are highly encouraged to submit supportive documentation to substantiate your statements. The landlord has the burden of proof to demonstrate the need for a rent increase in excess of 5%.

**Factors considered by the RRAC may include, but are not limited to:**

- The frequency, amount and the presence or absence of prior rent increases
- The landlord's costs of operation
- Any change in housing services (as defined in section 6-5B.15.M, AMC) since the last rent increase
- The financial impact on the tenant
- The landlord's interest in earning a just and reasonable rate of return

For more information on the review process, visit [www.alamedarentprogram.org/about-rrac](http://www.alamedarentprogram.org/about-rrac)

**Mediation Request**

18. Would you like to schedule private mediation for this rent increase?  
(This service is provided free of charge.)

☒ No ☐ Yes

**Declaration**

I declare (or certify) under penalty of perjury under the laws of the State of California that:

1. The information in this form is true and correct to the best of my knowledge and belief.
2. Any and all attachments I have included herewith are either the originals or true and correct copies of the originals.
3. The request for a rent increase is in compliance with City of Alameda regulations.

4. This declaration (certification) was executed on 10-1-2018 at Rio Vista, CA.  
Date Place

Greta Jenkins, Trustee of the  
Print Name Sarah E. Wolf Keonade

Signature

Signatory must be the owner. If the property is owned by an entity, the signatory must be someone with authority to bind the entity under penalty of perjury.

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Line 17 written statement

As rent control is a possibility after the Nov. election we must increase to market rate rent now or lose that opportunity.

## Notice of Change of Terms of Tenancy

To: MICHELE SANTORO and HEIDI OHRTMAN, Tenants in possession of the premises at 467 Santa Clara Avenue, City of Alameda, County of Alameda, California.

The terms of tenancy under which you occupy these premises are changed as follows:

☒ [ X ] The monthly rent will be increased to \$2,900.00, payable in advance.

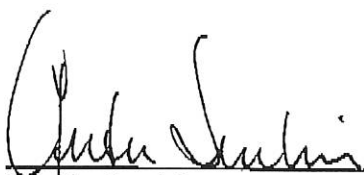
☐ [ ] Other: \_\_\_\_\_.

The change in terms of tenancy shall be effective:

☒ [ X ] Date: NOVEMBER 23, 2018.

☐ [ ] On the 30th day following service on you of this notice. If the change of terms of tenancy is an increase in rent, the amount due on the next following due date, prorated at the current rental rate prior to the 30th day, and prorated at the increased rate thereafter, is \$\_\_\_\_\_.

☒ [ X ] [*Rent increase over 10%*] On the 60th day following service on you of this notice. If the change of terms of tenancy is an increase in rent, the amount due on the next following due date, prorated at the current rental rate prior to the 60th day, and prorated at the increased rate thereafter, is \$2,476.67.



Landlord or Manager



Date

as trustee of the Sarah E. Moll Revocable Trust dated 11/11/2016

**\*\*ATTACHMENT RP-03 - REQUIRED TEXT OF NOTICE TO A TENANT FOR A RENT INCREASE ABOVE 5% IS ATTACHED HERETO AND INCORPORATED HEREIN.**

**This is an important document, please have it translated.**

**Este es un documento importante, hágalo traducir.**

**本文件為重要文件，請做好翻譯。我們免費提供翻譯服務**

**Đây là tài liệu quan trọng, vui lòng biên dịch.**

**Ito ay isang mahalagang dokumento, mangyaring ipasalin ito.**